

City of Fort Lauderdale Planning and Zoning Board**STAFF REPORT****Case #16-P-05****September 21, 2005**

Applicant	Philip Morgaman, as Trustee	
Request	Plat Approval: Minto Federal Plat	
Location	West side of N. Federal Hwy. between NE 5 th St. and NE 6 th St	
Legal Description	Lots 1-26, Block 1, North Lauderdale Amended, P.B. 1, P.182 , D., together with the West ½ of the vacated alley r-o-w in Block 1 lying East of said Lots 14-26 , Block 1 and the West ½ of vacated alley r-o-w West of said Lots 1-13 Block 1; also together with the West ½ of vacated road r-o-w lying East of Lots 1-13 , Block 1	
Property Size	229, 657 sq. ft. or 5.664 acres	
Zoning	RAC-CC	
Existing Land Use	Vacant	
Future Land Use Designation	Regional Activity Center (RAC)	
Comprehensive Plan Consistency	Consistent- One of the major purposes of the Regional Activity Center is to facilitate mixed-use development.	
Other Required Approvals	City Commission (by Resolution)	
Applicable ULDR Sections	Sec. 47-24.5, Subdivision Regulations	
Notification Requirements	Sign posting within 15 days of meeting (Sec .47-27.4.A.1.)	
Action Required	Recommend approval or denial of the Plat to City Commission	
Project Planner	Name and Title	Initials
	Michael B. Ciesielski, Planner II	
Authorized By	Greg Brewton, Acting Deputy Planning and Zoning Director	
Approved By	Mark LaFerrier, AICP, Planning & Zoning Director	

Request:

This is a request to plat a 5.664 acre parcel of land for the purpose of constructing a fourteen (14) story mixed-use development. The subject property is located between North Federal Highway and NE 5th Avenue and NE 5th Street and NE 6th Street. A location map is attached as **Exhibit 1**.

Property/Project Description:

The plat contains a note that restricts the property to four hundred and eighteen (418) residential units and twenty-one thousand eight hundred and fifty feet (21,850) square feet of retail use.

This plat was reviewed by the Development Review Committee at its July 12, 2005 meeting. Engineering has required that the applicant provide an additional 10' right-of-way dedication along North Federal Highway per FDOT. All other comments (from Engineering, Parks, and Planning) have been addressed and signoffs from these departments as well as the City Surveyor have been obtained.

Comprehensive Plan Consistency:

Consistent with Land Use Element, Objective 5 which states "the City's subdivision regulations shall be consistent with Broward County regulations, including platting requirements". This plat is consistent with County regulations.

Planning & Zoning Board Review Options:

The Planning and Zoning Board shall determine whether the proposed plat meets the provisions of this section and other applicable land development regulations and shall forward its recommendation (approval or denial) to the City Commission.

Staff Determination:

The proposed plat meets the requirements of ULDR Sec. 47-24.5, Subdivision Regulations.

Staff recommends approval of the plat request with the condition that the applicant dedicate an additional 10' of right-of-way along the west side of North Federal Highway per FDOT requirements for future roadway widening of North Federal Highway.